

# MISSION VALLEY SHOPPING CENTER

39933-40983 MISSION BOULEVARD  
FREMONT, CALIFORNIA 94539

## FEATURES

- 88,000 Square Feet Neighborhood Shopping Center
- Co-Tenants Include: Lucky's, Starbucks, Fremont Bank, Jack in the Box
- Abundant Parking
- Strong Demographics

## SPACES AVAILABLE

- Unit 16: 25,771 SF
- Unit 17: 3,960 SF
- Unit 27: 2,005 SF
- Unit 29: 912 SF w/ Restaurant Improvements

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,543	70,663	165,714
Avg. HH Income	197,306	160,970	137,362

## TRAFFIC COUNTS

Mission Boulevard 15,490 ADT



**DIXIE DIVINE**

408.879.4001

ddivine@primecommercialinc.com

CA BRE 00926251 & 01481181

**DENISE LUPRETTA**

408.879.4000 ext. 214

dlupretta@primecommercialinc.com

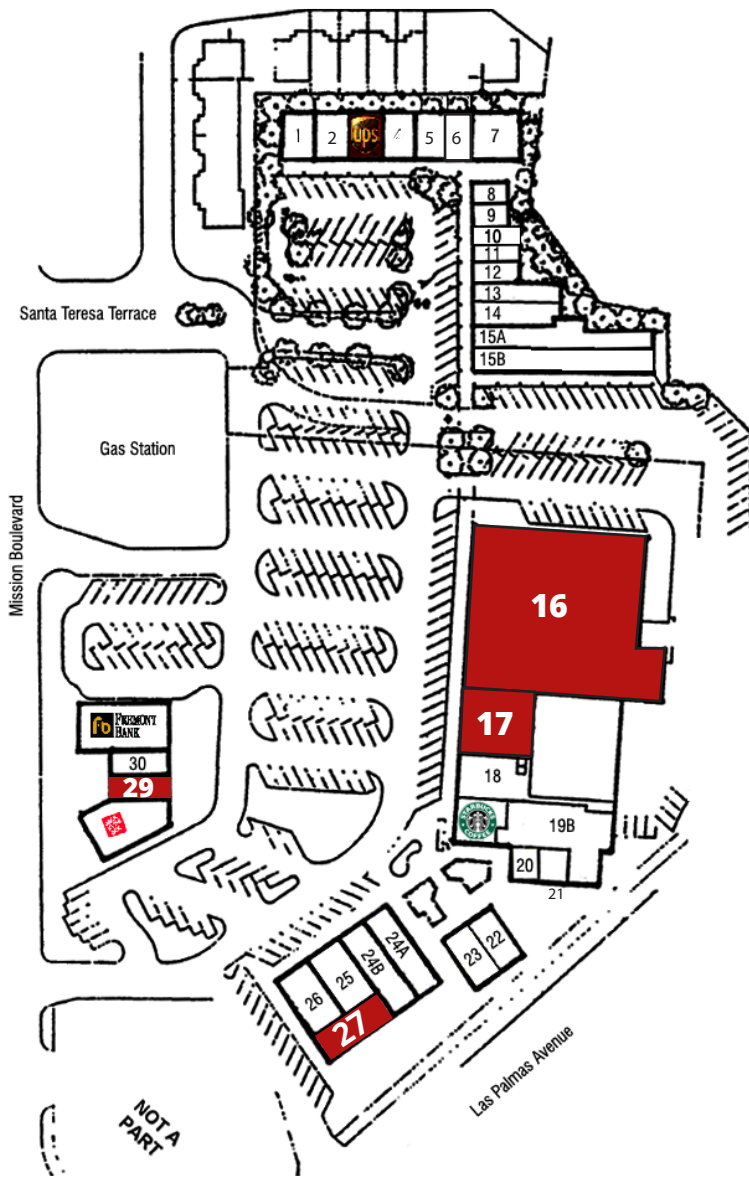
CA BRE 01735925



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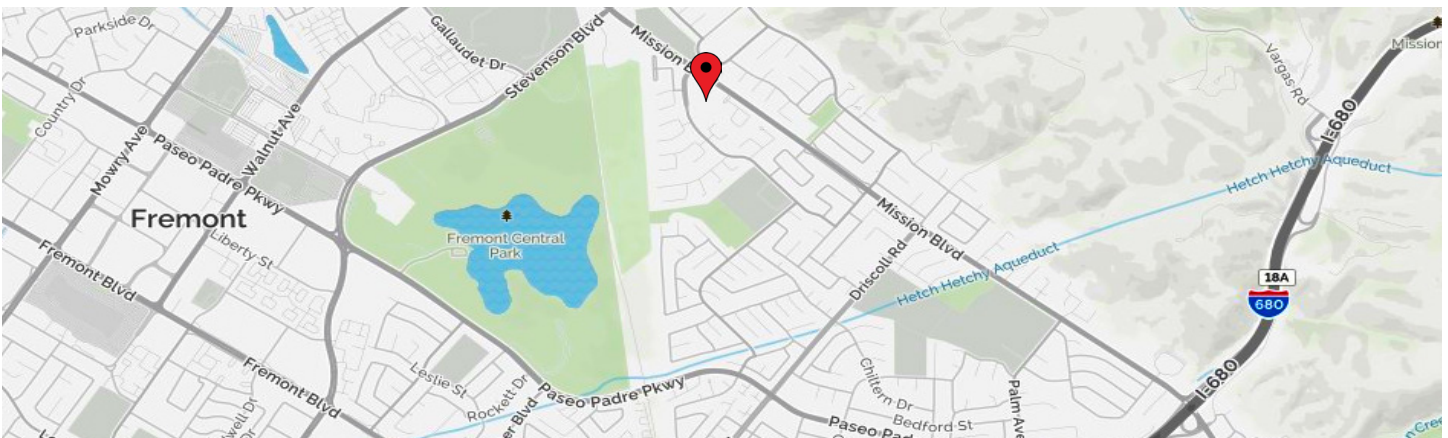
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## TENANT LIST

UNIT#	TENANT	SQUARE FEET
1	Currently Unavailable	1,904
2	Lotus Academy	846
3	The UPS Store	846
4	Karate	846
5	Music School	846
6	Real Estate Office	846
7	Real Estate Office	1,571
8	Romancing Nails	672
9	Best Property Management	672
10	Rick's Tennis Shop	672
11-12	Mission San Jose Children's House	1,344
13	Leased	672
14	Benjamin Bagels	1,120
15A	Rachael's Ballet	1,120
15B	Rachael's Ballet	1,200
<b>16</b>	<b>AVAILABLE</b>	<b>25,771</b>
<b>17</b>	<b>AVAILABLE</b>	<b>3,690</b>
18	Dental Group	1,101
19A	Starbuck's	1,727
19B	Learning Bee	2,473
20	Learning Bee	1,200
21	Ice 3 Creamery	1,200
22	Papa Poncho's Taqueria	1,281
23	Prestige Health Spa	1,280
24A	Liquor Farm	1,360
24B	Liquor Farm	2,700
25	Moon Bakery	1,225
26	Alborz Mediterranean Cuisine	1,960
<b>27</b>	<b>AVAILABLE</b>	<b>2,005</b>
28	Jack In The Box	2,650
<b>29</b>	<b>AVAILABLE - RESTAURANT</b>	<b>912</b>
30	CPA	1,088
31	Fremont Bank	3,200



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